

BUILDING DEPARTMENT

(847) 395-9462

FAX: (847) 395-9482

PATIOS

CALL J.U.L.I.E. (800-892-0123) Before DIGGING

Below you will find a summary of code requirements for patio construction within the Village of Antioch, based upon the 2003 International Residential Code. **THIS IS ONLY A SUMMARY**. You may find it helpful to become more familiar with the Building Code, as you are designing and constructing your patio. Please feel free to call the Plans Examiner at (847) 395-9462 if you have any questions.

WHAT REQUIREMENTS DO I HAVE TO FOLLOW?

- Plans for patios shall include all measurements of the proposed patio showing all adjacent structures and equipment, and set backs.
- Concrete shall not hinder the natural flow of drainage away from foundations
- A gravel base is required
- All vegetations shall be removed before the gravel base is installed.
- All concrete patios shall be formed, with mesh installed at the time of inspection.
- Call J.U.L.I.E. (800-892-0123) before any excavation begins.

WHAT MATERIALS ARE BEING REQUIRED?

- 6 x 6 #10 wire mesh.
- 4" of gravel base is required, minimum CA-6, compacted.
- 4" of concrete minimum is required (not 3.5"). A 6-bag mix per cubic yard, with 3% to 6% air entrainment is required

PAVER BRICK PATIOS

- Submit specifications indicating the amount of base and the amount of bedding. Patios require a minimum of 6-12 inches of base and 1 – 1 ½ inches of bedding.
- Edge restraints must be installed
- The base, bedding and paver bricks shall be compacted.

WHERE CAN MY PATIO BE LOCATED?

- Patios must be constructed within the side building lines.
- Concrete may not be placed in any easements.

WHAT INFORMATION DO I NEED TO SUBMIT FOR A PERMIT?

- Completed application for Building Permit
- Two copies of a certified Plat of Survey showing all existing structures, accessories and flat work, with the proposed location of the patio.
- Two copies of a plan showing all required measurements of the patio with all installation details noted.
- Homeowners' Association Review Letter if Applicable.

HOW MUCH WILL MY PERMIT COST?

Permit fees are determined by the cost of construction (2%), or a minimum of \$50.00, which includes plan review fees, and all inspections

INSPECTION SCHEDULE

1. On-site inspection required as a condition of permit issuance. Patio location is to be clearly marked with J.U.L.I.E. locates in place.
2. A pre-pour and site inspection is required before pouring the concrete or installing brick.
3. Completion

INSPECTIONS ARE SCHEDULED MONDAY THROUGH FRIDAY BY CONTACTING THE BUILDING DEPARTMENT AT (847) 395-9462 BEFORE 2:00 P.M. THE PREVIOUS DAY BEFORE THE INSPECTION IS NEEDED. THIS IS A MINIMUM, DEPENDING ON THE WORKLOAD, IT MAY NOT ALWAYS BE POSSIBLE TO SCHEDULE AN INSPECTION FOR THE FOLLOWING DAY.

PROVIDE PERMIT NUMBER AND ADDRESS WHEN CALLING IN FOR INSPECTIONS.

IF THE INSPECTOR NEEDS TO RETURN FOR THE SAME INSPECTION, A \$50.00 RE-INSPECTION FEE IS REQUIRED TO BE PAID BEFORE A RE-INSPECTION CAN BE SCHEDULED.

NO RE-INSPECTION ON THE SAME PHASE OF CONSTRUCTION SHALL BE DONE IN THE SAME 24-HOUR PERIOD.

THIS IS TO SERVE AS WRITTEN DOCUMENTATION THAT I WILL COMPLY WITH ANY/ALL REVIEW COMMENTS RECEIVED FROM THE INSPECTORS OF THE VILLAGE OF ANTIOCH AS THEY PERTAIN TO THE ISSUANCE OF PERMIT NUMBER

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Further, this is to serve as written notice that NO ADDITIONAL OPTIONS will be incorporated into Construction Permit "after-the-fact". Should any additional options/revisions be required/desired after this permit has been issued and construction has begun, the work on said options/revisions will NOT begin until such time that the Permits Coordinator or the Chief Building Inspector has been contacted and informed of any/all revisions/options. This will allow for appropriate revisions to be added to the plan submitted and for file to be maintained appropriately, allowing for proper authorization of same. It will also allow for proper fee structure to be applied and for all necessary paperwork to be completed and reviewed by our Inspectors prior to the additional options/revisions being incorporated into this particular permit application.

This permit (once issued) will cover only the work specified on the plan submitted. I understand that a signed/notarized Contractor's Statement may be required at the time that the construction is ready for a Final Inspection.

If any changes occur with regards to the sub-contractors reflected on the permit, notice will be given to the Village (in writing) so that all appropriate insurance and bonding requirements will be met PRIOR to that portion of the work beginning.

I am aware of the review comments made by the Inspectors and will adhere to their findings. All concerns regarding this application for permit have been addressed. Signing of this is an acknowledgment of that fact and also the understanding that I will also comply with/adhere to any/all comments, concerns, adjustments or determinations of the Village Inspectors which may result at the site, once work is in progress.

The property-in-question may be subject to Covenants, Conditions, and Restrictions (CCR's), which are private restrictions subject to enforcement by a Homeowners' Association. In issuing any construction permit, the Village of Antioch makes no representation that the approved plans comply with the provisions of the CCR's.

NOTE: Building Plans are to be kept on site as per Building Code

THE APPLICANT ACKNOWLEDGES TO HAVE READ THE ABOVE, AND AGREES TO SAME.

Signature

Date